

**GENERAL NOTES:**

REFER TO AS1428.1-2009 FOR STATUTORY REQUIREMENTS SPECIFIC TO THE PROVISIONS OF  
DISABILITY ACCESS REQUIREMENTS

**EXIT DOORS:**

ALL EXIT DOORS TO BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY BY A SINGLE HANDED  
DOWNWARD MOTION. LATCHING DEVICE TO BE LOCATED BETWEEN 900-1100mm FROM FINISHED FLOOR  
LEVEL.

**SARKING:**

ANY SARKING MATERIAL MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5. PROVIDE AUSMESH  
UNDER.

**SKYLIGHTS:**

PROVIDE 760mm WIDE ACRYLIC SKYLIGHTS AS PER FLOOR PLAN.  
PROVIDE SAFETY MESH UNDER MINIMUM GRID 300x150x3mm THK

**SELF CLOSERS:**

PROVIDE SELF CLOSERS TO AIRLOCK DOORS OF AMENITIES AND ANY FIRE DOOR. DO NOT PROVIDE  
SELF CLOSERS TO WC FOR DISABLED.

**WATER CLOSET DOORS:**

PROVIDE LIFT UP HINGES TO ALL WATER CLOSET DOORS.

**ACCESS FOR DISABLED:**

ACCESS FOR PEOPLE WITH DISABILITIES MUST BE PROVIDED BY MEANS OF A CONTINUOUS PATH OF  
TRAVEL IN ACCORDANCE WITH AS.1428.1-2009 MAX PATH SLOPE 1:40. MAXIMUM 5mm ROUNDED STEP  
AT DISABLED ENTRY POINTS.

**CEILING:**

USE ARMSTRONG CIRBUS .20mm THICK MINERAL FIBRE OR SIMILAR.

**OFFICE CONCRETE PANELS:**

PROVIDE METAL FURRING CHANNELS WITH 10mm PLASTERBOARD SHEETING ON ALL CONCRETE WALL  
PANELS IN THE OFFICES AREAS THROUGHOUT. ENSURE THAT THERE IS A 200mm GAP "2 SECTIONS" IN  
THE MIDDLE OF EACH VERTICAL FURRING CHANNEL, ALLOWING FOR AIR CIRCULATION BETWEEN THE  
PLASTERBOARD WALL &THE CONCRETE WALL.

**GLAZING:**

ALL GLAZING TO COMPLY TO AS.1288-1994. USE 125x50 COMMERCIAL ALUMINIUM FRAMED SECTION.  
GLASS TO BE SUPPORTED AT ALL EDGES. FOR DOORS & SIDE PANELS - USE 6mm TOUGHENED SAFETY  
GLASS, MAX PANEL 4 sqm. ELSEWHERE - USE 6mm ORDINARY ANNEALED GLASS, MAX PANEL 3.3 sqm.

**GLASS:**

USE A THERMAL TRANSMISSION "U"=4, SOLAR SHADE COEFFICIENT SC=0.45 OR BETTER. TINTED GLASS  
TO BE PILKINGTON RANGE. CLIENT RESERVES THE RIGHT TO CHOOSE ANY COLOR TINT FROM THE  
PILKINGTON RANGE.

**FIRE PRECAUTIONS DURING CONSTRUCTION:**

IN A BUILDING UNDER CONSTRUCTION PROVIDE NOT LESS THAN ONE FIRE EXTINGUISHER TO SUIT  
CLASS A, B & C FIRES AND ELECTRICAL FIRES MUST BE PROVIDED AT ALL TIMES ON EACH STORY  
ADJACENT TO EACH REQUIRED EXIT OR STAIRWAY OR EXIT.

**WALL AND FLOOR FINISHES TO WET AREAS:**

TO FLOOR: PROVIDE CERAMIC TILE OR PAINTED CONCRETE FINISH. TO WALL: PROVIDE W.R. BOARD  
WITH 3 COATS OF OIL BASED PAINT OR CERAMIC TILES OVER CEMENT SHEETS.

**SERVICE REPORT:**

THE OWNER IS TO PROVIDE AN ESSENTIAL SERVICE REPORT IN KEEPING WITH THE BUILDING (INTERIM)  
REGULATIONS 2005-1209 & 1210.

**SANITARY TOWEL DISPOSAL:**

IN FEMALE AMENITIES AND WC FOR DISABLED PROVIDE PROVISION FOR SANITARY TOWEL DISPOSAL.

**STAIRS:**

TREADS: 250 MIN, RISES: 190 MAX.  
HANDRAILS: 1020mm ABOVE LANDINGS AND 865mm ABOVE NOSING OF TREAD.  
BALUSTERS: MAX 125mm SPACING, MIN DISTANCE TREAD 125mm.  
TREAD NOSING: PROVIDE NON SLIP STRIP TO NOSING OF TREADS. STRIP TO BE NOT LESS THAN 50mm  
AND NOT GREATER THAN 75mm.

**FIRE INDICES:**

FIRE HAZARD PROPERTIES OF COMBUSTIBLE MATERIAL TO COMPLY TO BCA REGULATION C1.10

**SIGNAGE FOR DISABLED AMENITIES:**

ALL SIGNAGE FOR DISABLED AMENITIES TO COMPLY TO BCA REGULATION D3.6

**DOOR THRESHOLDS:**

AT ALL EXTERNAL DOORS PROVIDE THRESHOLD HEIGHT OF 190mm MAXIMUM.

**ROLLER SHUTTERS:**

ALL ROLLER SHUTTERS TO BE POWDER COATED.

**NOTES - STATUTORY REQUIREMENTS REFERENCE:**

REFER TO AS1428.1-2009 DESIGN FOR ACCESS & MOBILITY REQUIREMENTS FOR ACCESS - NEW  
BUILDING WORK

ACCESSIBLE SANITARY FACILITY/IES - AS1428.1 - 2009 CLAUSE 15  
AMBULANT SANITARY FACILITY/IES....- AS1428.1 - 2009 CLAUSE 16  
HANDRAIL DETAILS .....- AS1428.1 - 2009 CLAUSE 12  
STAIRWAYS.....- AS1428.1 - 2009 CLAUSE 11  
LIFT INTERNALS I.E. CONTROLS & HANDRAILS - AS1735 SUITE

DOORWAY CONTROLS & ASSOCIATED HARDWARE - AS1428.1 - 2009 CLAUSE 13.5

**LUMINANCE CONTRAST PERCENTAGES FOR:**

STAIR NOSINGS.....-AS1428.1-2009 CLAUSE 11.1  
DOORWAY/S (LEAF, WALL JAMB).....-AS1428.1-2009 CLAUSE 13.1  
IGSI's.....-AS1428.4.1-2009  
CONTRASTING STRIP ON GLAZING -AS1428.1-2009 CLAUSE 6.6

**SIGNAGE SCHEDULE INCLUSIVE OF:**

ACCESSIBLE SANITARY FACILITY/EIS -AS1428.1-2009 CLAUSE 8  
AMBULANT SANITARY FACILITY/EIS....-AS1428.1-2009 CLAUSE 8  
EXITS.....-BCA D3.6 (a) (ii)  
LIFT CONTROLS .....-AS1735 SUITE  
WAYFINDING.....-AS1428.1-2009 CLAUSE 8  
ACCESSIBLE PARKING .....-AS2890 SUITE

ACCESSIBLE PARKING DELINEATION SET OUT @ COLOUR SPECS - AS2890 SUITE

PROVIDE CONTRASTING STRIP, CHAIR RAIL, HANDRAIL OR TRANSOM ACROSS ALL FRAMELESS OR  
FULLY OR FULLY GLAZED DOORWAYS AND SURROUNDING GLAZING CAPABLE OF BEING MISTAKEN FOR  
AN OPENING.

Check and verify all dimensions prior to commencement of work. This drawing shall be read in conjunction with all other documents including  
those by other consultants, and including specification. Seek clarification of inconsistencies / conflicts. Figured dimensions shall precedence to  
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**LEGEND:**

- Existing Wall
- Plasterboard 2.7m high with 13mm wall lining on metal studs
- Laminated Glazing 2.7m high AS1288
- Demolished Walls
- Compact Fluoro Light
- Exit Light
- Directional Exit Light
- Emergency light
- Light Switch - one way
- Light Switch - two way
- Single Socket Outlet
- Double Socket Outlet
- Data/Voice Outlet (n-number of outlets)
- Under Desk - in cable basket
- Above Desk
- Quad board for soft wiring
- Sprinkler
- Supply Air Diffuser
- Return/Refiel Air Outlet
- Smoke Detector

**Project Name:**

PepsiCo

Address: 145 Fitzgerald Road,  
Laverton North

Project Number: AF 2615

Drawing Title: Proposed Office  
Fitout

Drawn by: MG

Date: 3-6-2014

No	Revision Description	Date
1	office layout chang. S&D proposed office f.p. lunchroom chang.	19.06.2014

Page 1 of 6  
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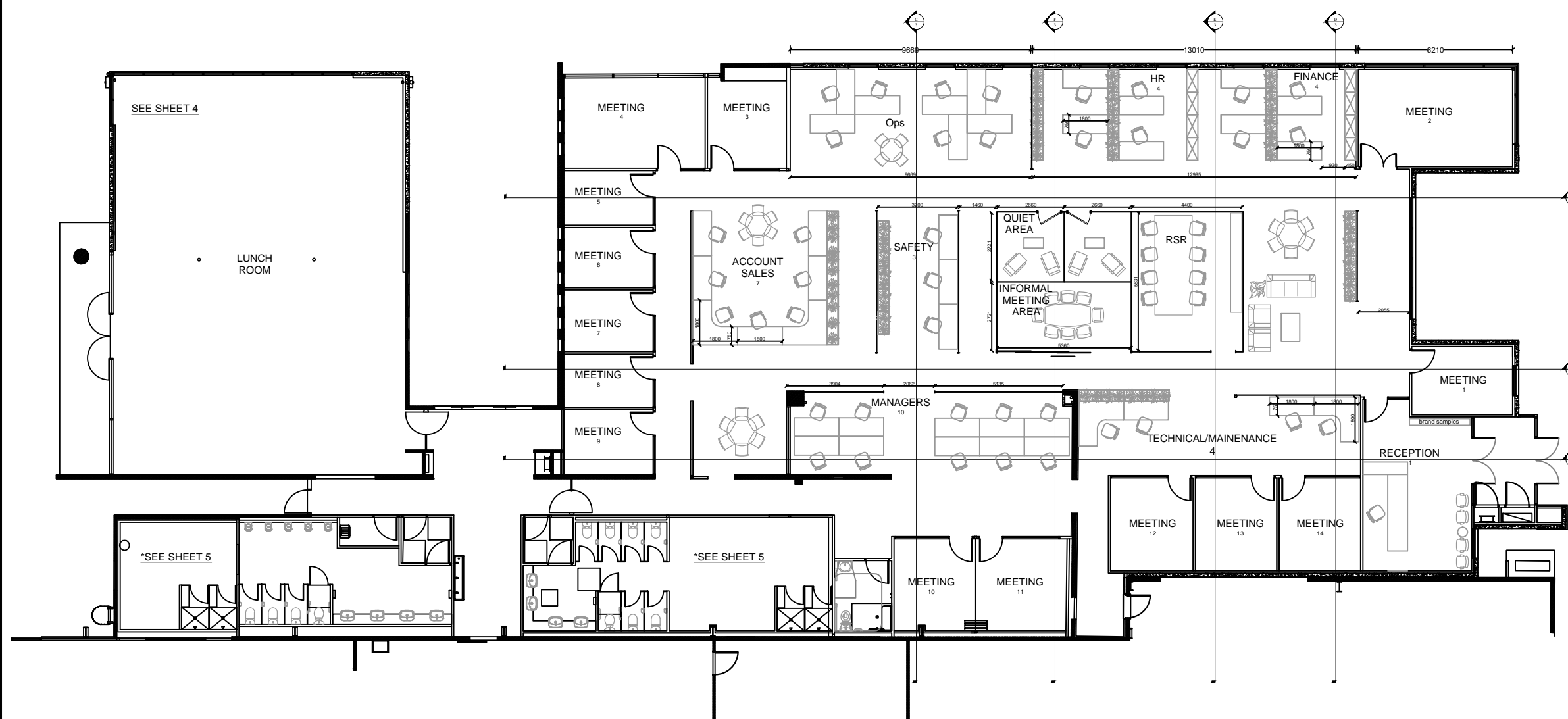
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1 PROPOSE OFFICE FLOOR PLAN - Option 2

Scale: 1:200



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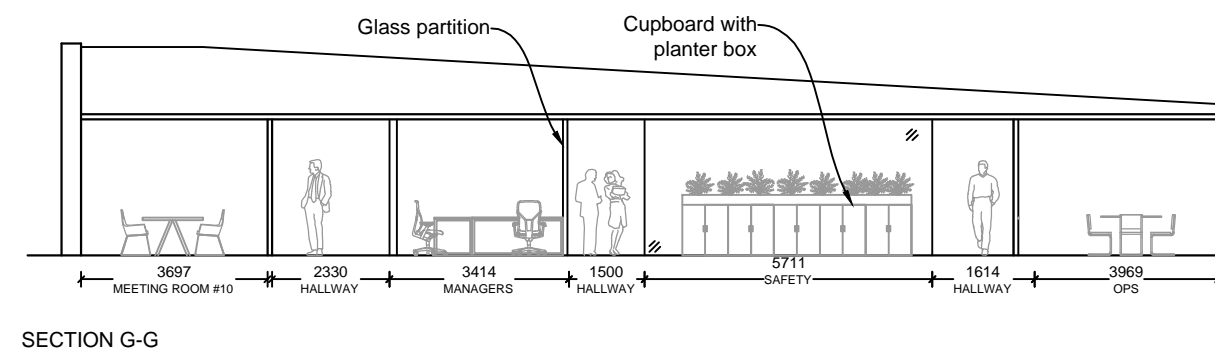
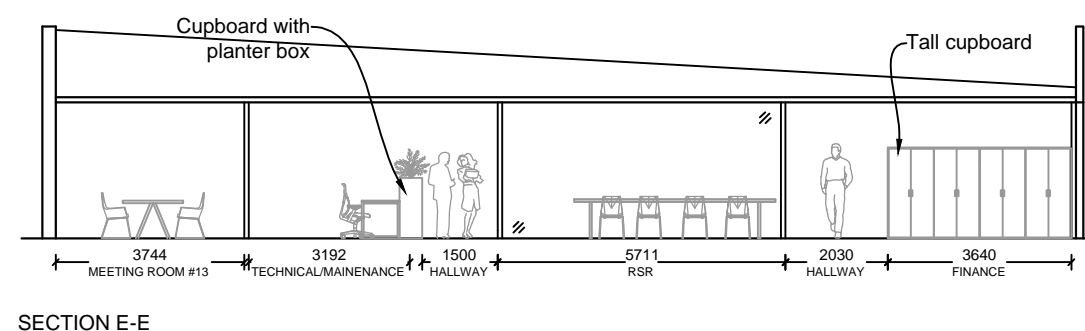
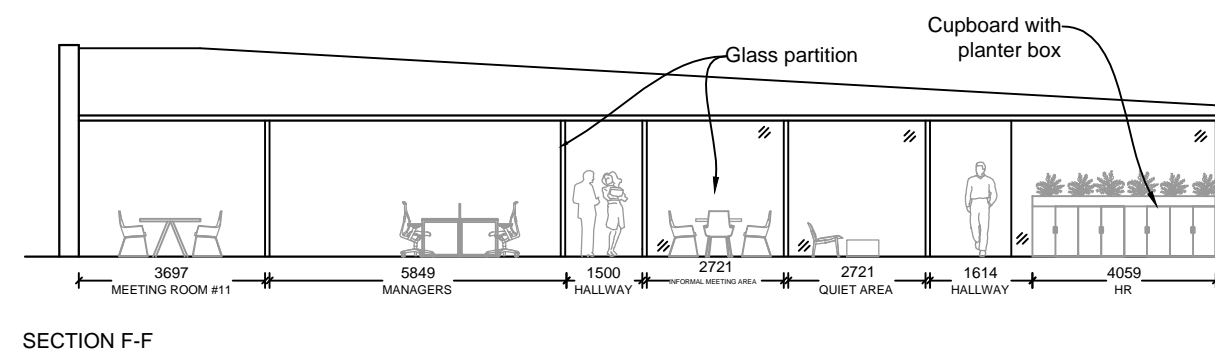
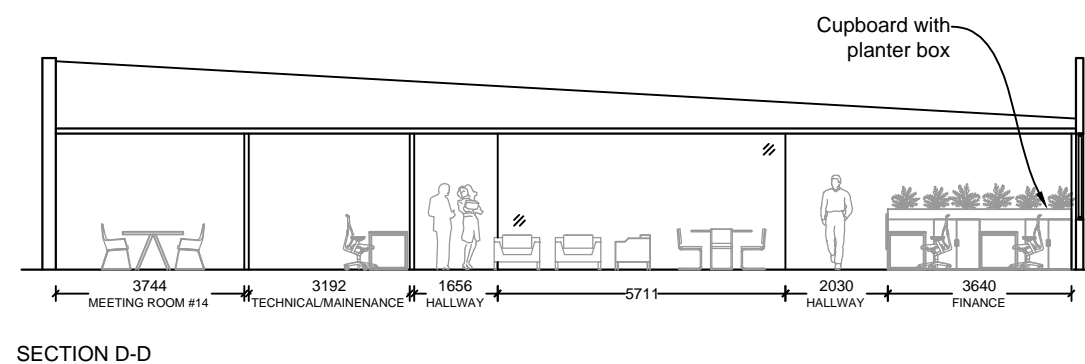
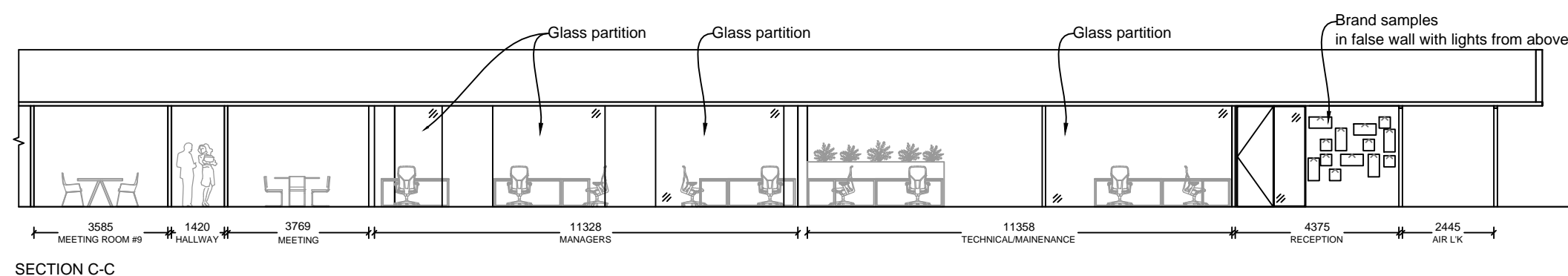
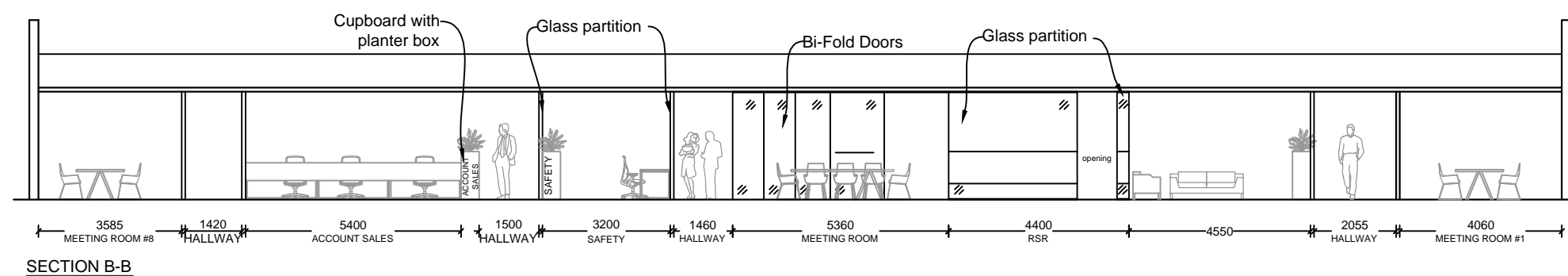
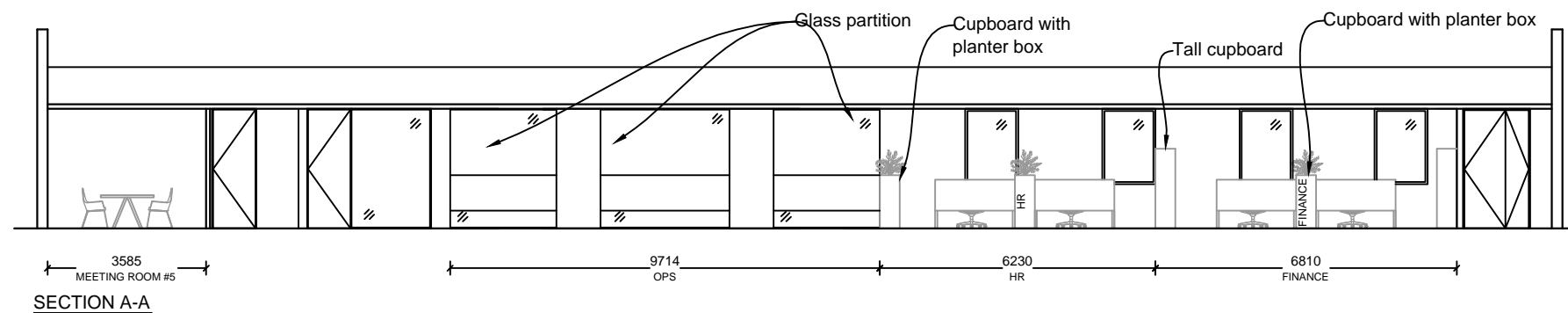
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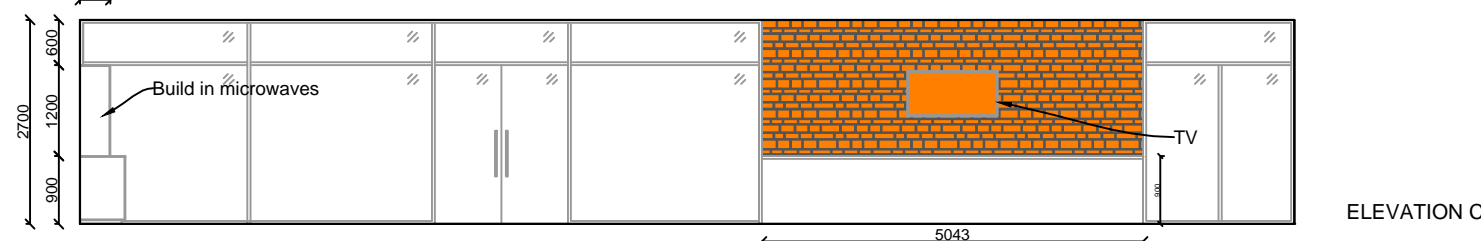
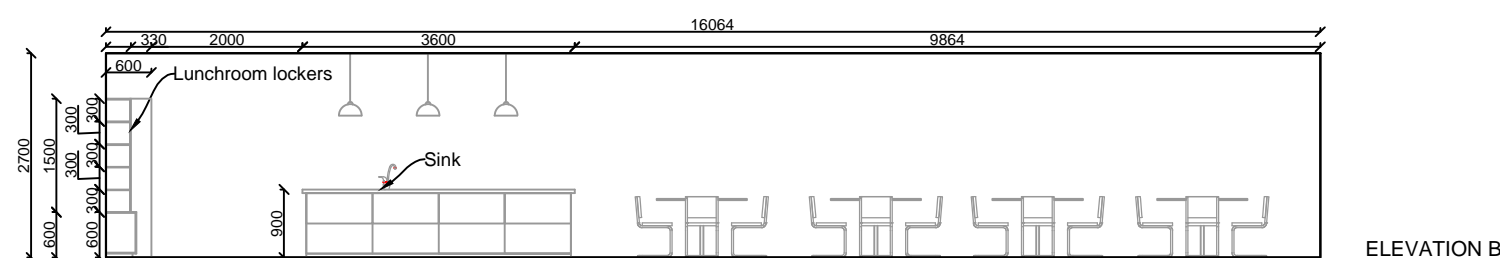
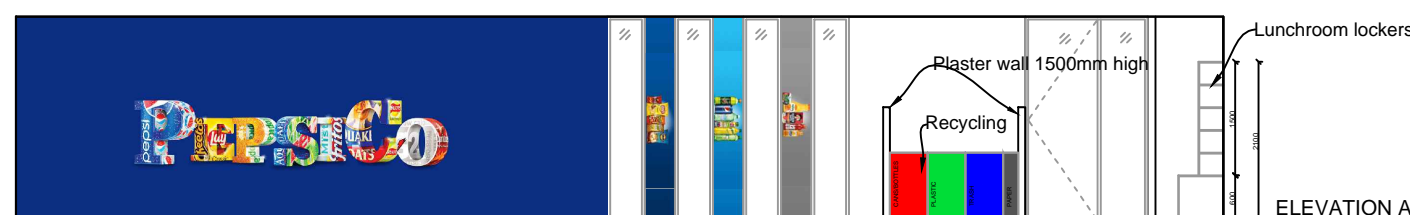
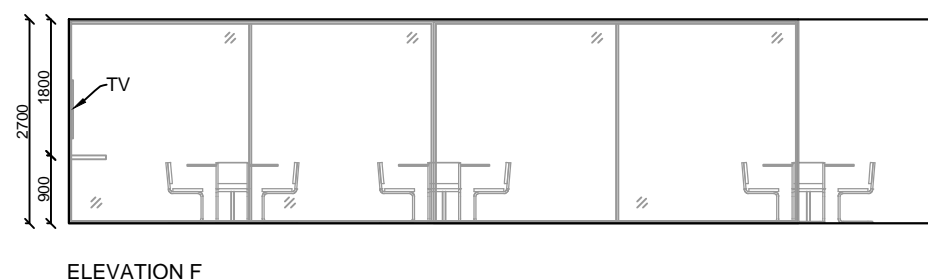
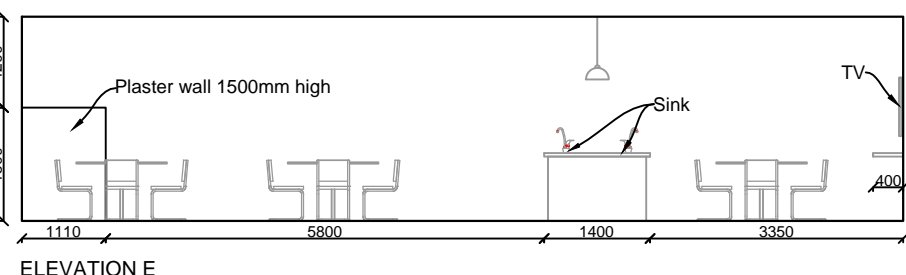
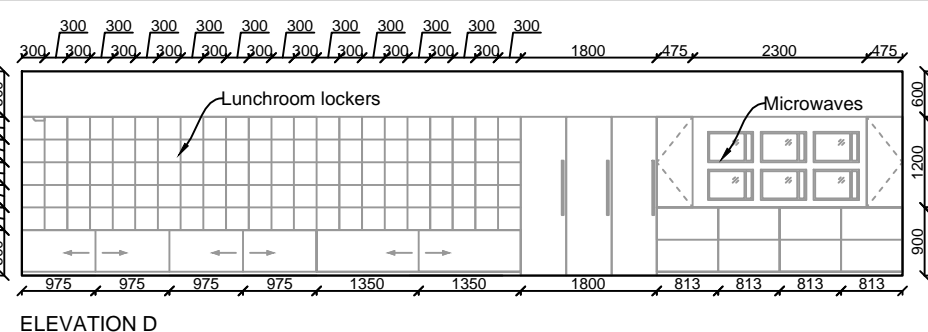
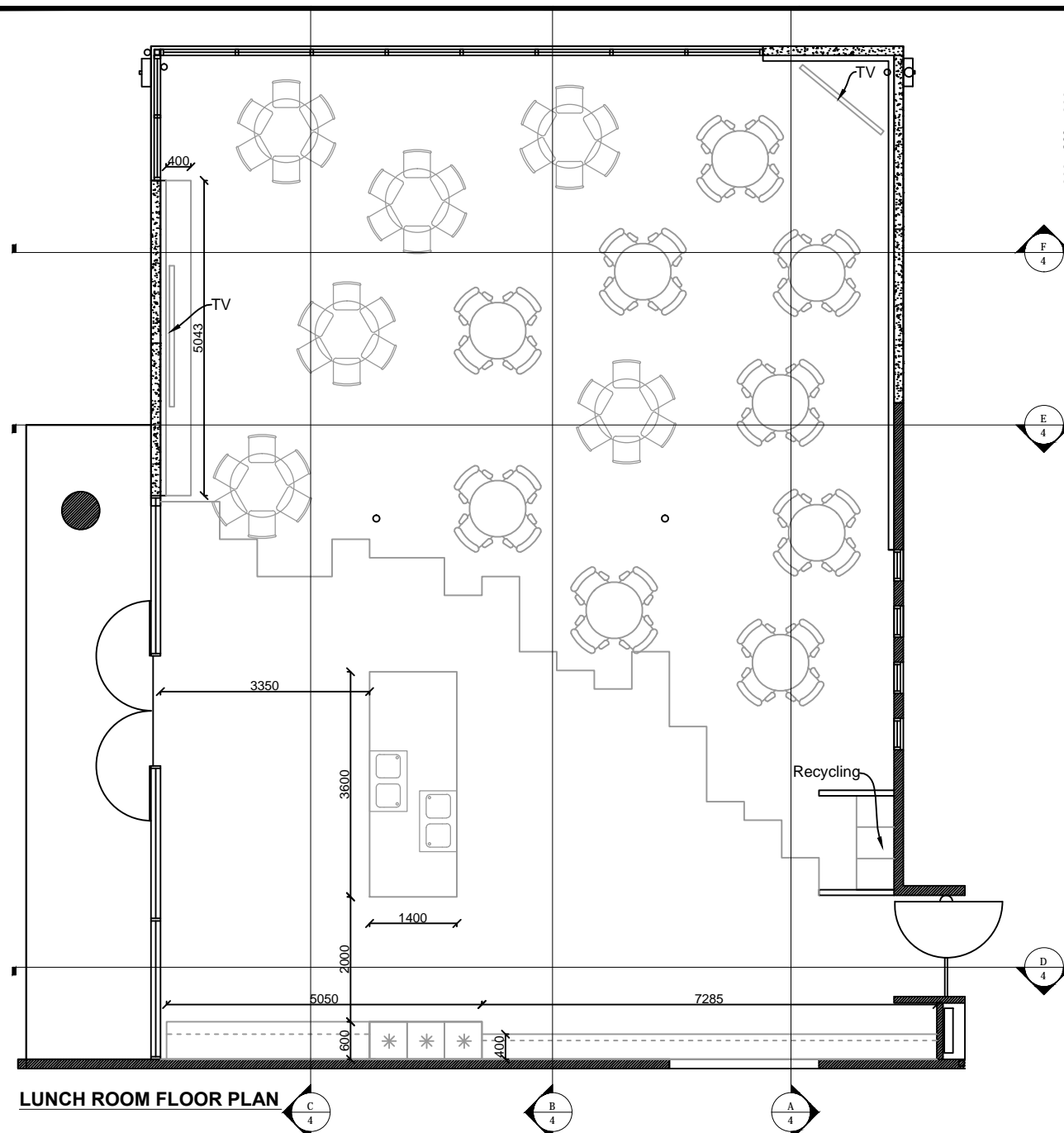
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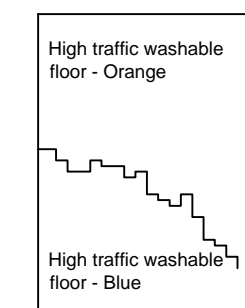
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**FLOORING**





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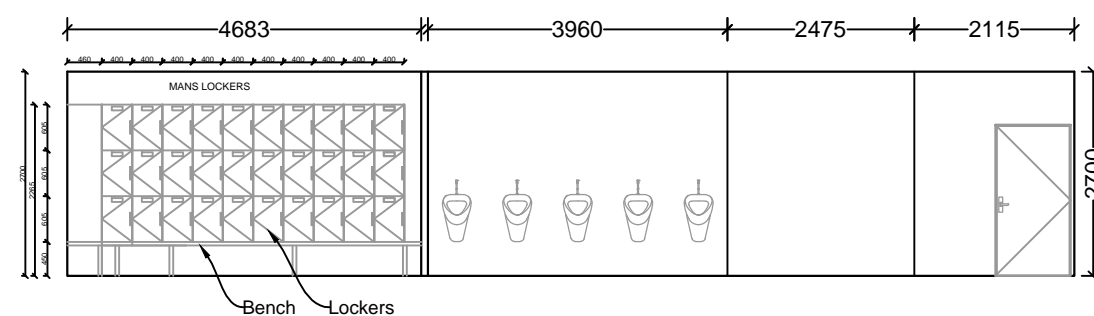
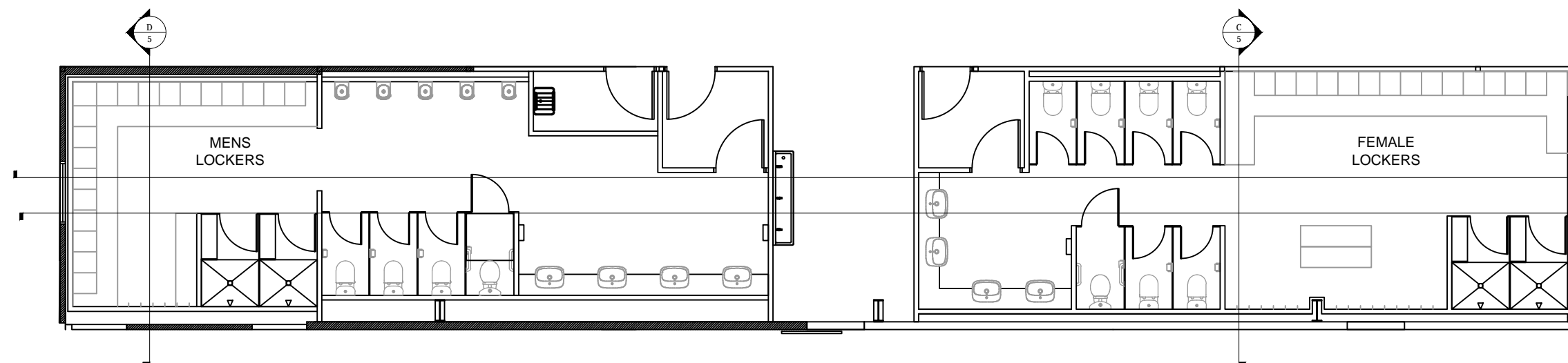
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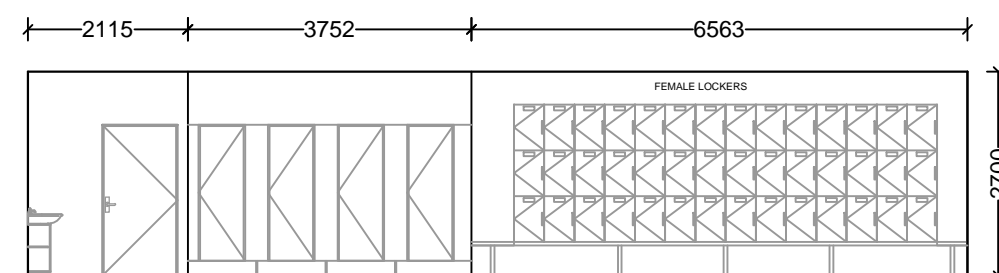
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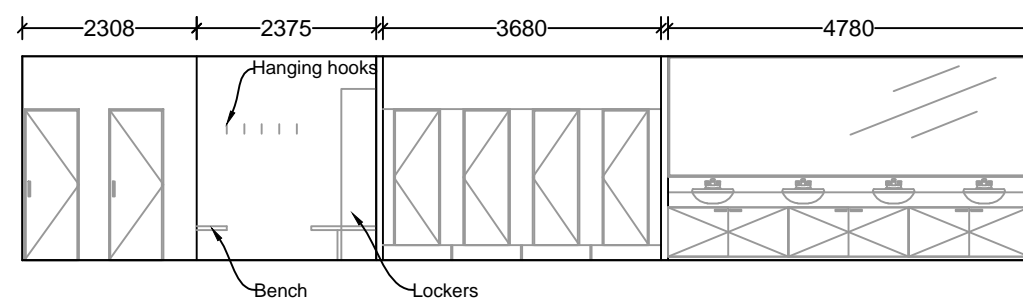
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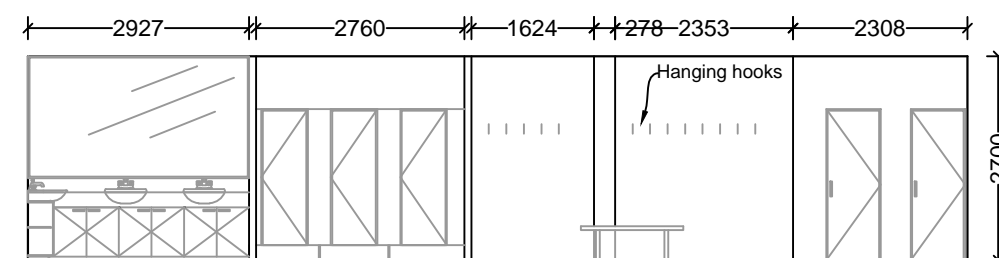
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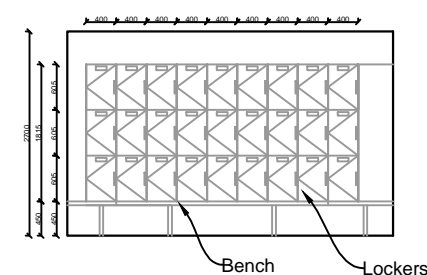
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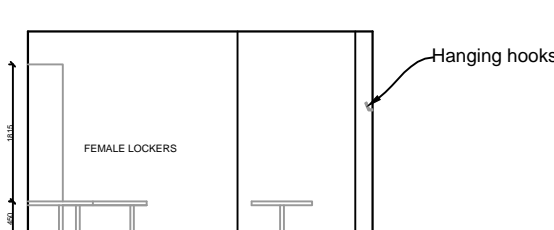
ELEVATION B-B



ELEVATION B-B



ELEVATION D-D



ELEVATION C-C

**MALES AND FEMALES LOCKER ROOMS**





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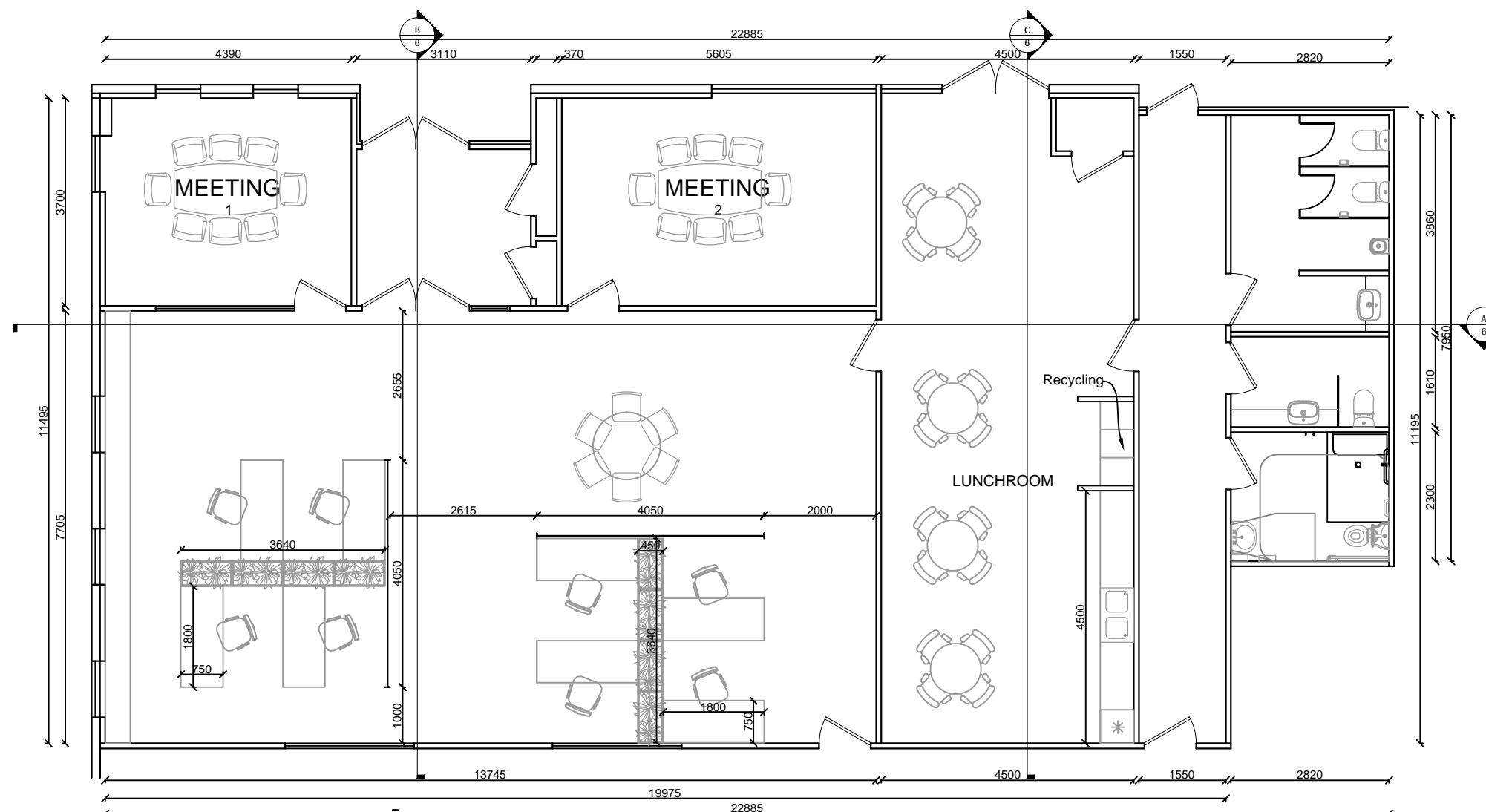
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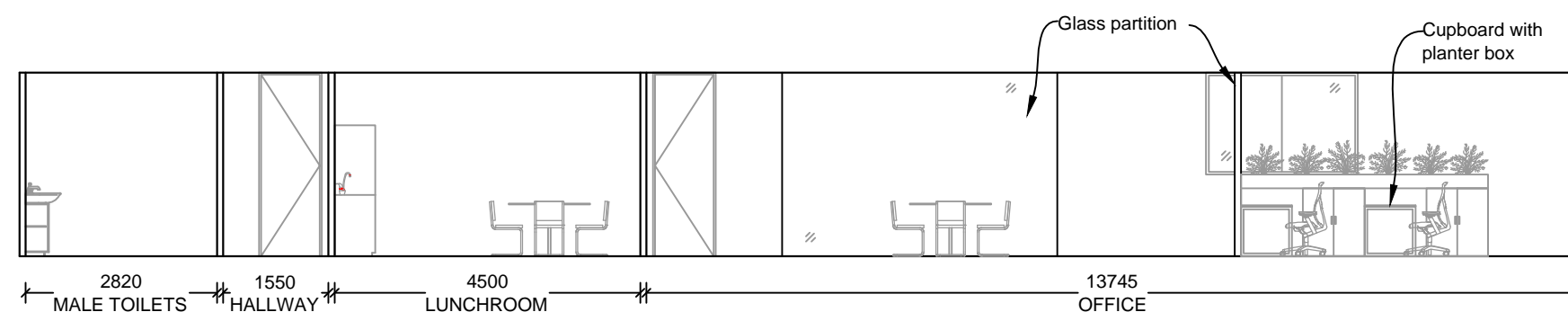
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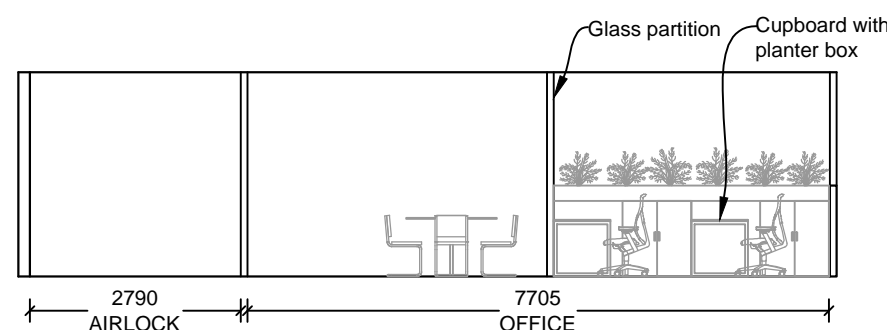
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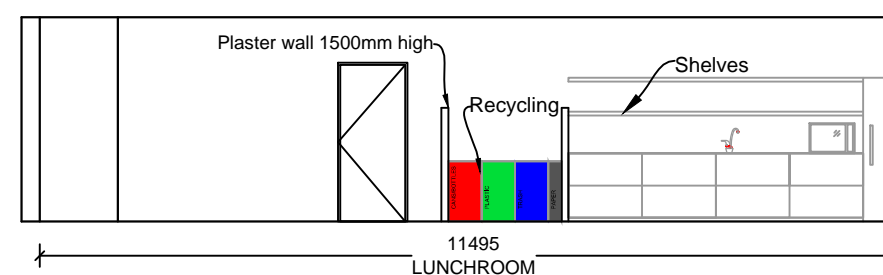
PROPOSED FLOOR PLAN



ELEVATION A



ELEVATION B



ELEVATION C

**S & D OFFICES**

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